138.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	762,300	/	762,300
USE VALUE:	762,300	/	762,300
ASSESSED:	762,300	/	762,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		VENNER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIZARRIBAR CAMILLE
Owner 2:	
Owner 3:	
Street 1:	34 VENNER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DRISCOLL CAROL ANN -
Owner 2:	-
Street 1:	990 MASS AVE UNIT 51
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1941, having primarily Clapboard Exterior and 1847 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7114.000	277,700		484,600	762,300
Total Card	0.163	277,700		484,600	762,300
Total Parcel	0.163	277,700		484,600	762,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.68 | /Parcel: 412.68

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	88746
GIS Ref	
GIS Ref	
Insp Date	09/16/17

!10696!

PREVIOUS ASSESSMENT

Parcel ID 138.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	277,700	0	7,114.	484,600	762,300		Year end	12/23/2021
2021	101	FV	315,000	0	7,114.	570,100	885,100		Year End Roll	12/10/2020
2020	101	FV	338,900	0	7,114.	570,100	909,000	909,000	Year End Roll	12/18/2019
2019	101	FV	257,100	0	7,114.	601,700	858,800	858,800	Year End Roll	1/3/2019
2018	101	FV	257,100	0	7,114.	443,400	700,500	700,500	Year End Roll	12/20/2017
2017	101	FV	255,100	0	7,114.	424,400	679,500	679,500	Year End Roll	1/3/2017
2016	101	FV	255,100	0	7,114.	392,700	647,800	647,800	Year End	1/4/2016
2015	101	FV	244,700	0	7,114.	329,400	574,100	574,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:12:25

LAST REV

Date	Time
09/09/21	13:41:55
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10696

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRISCOLL CAROL	75101-303		7/13/2020		747,000	No	No		
DRISCOLL THOMAS	61546-435		4/4/2013	Convenience	1	No	No		
	10001-530		3/19/1962		99	No	No		N

USER DEFINED

Prior Id # 1:	88746
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2013	624	Manual	7,000	C				
4/17/2013	551	Manual	13,000	C				
12/5/1994	645	Manual	7,500					REPAIR WATER DAMAG

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
5/28/2020	Mail Update	JO	Jenny O
9/16/2017	Inspected	HS	Hanne S
8/31/2017	MEAS&NOTICE	HS	Hanne S
6/14/2013	Info Fm Prmt	EMK	Ellen K
11/17/2008	Meas/Inspect	336	PATRIOT
10/27/2000	Hearing N/C	189	PATRIOT
12/9/1999	Inspected	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7114		Sq. Ft.	Site		0	90.	0.76	10			Med. Tr	-15					484,569						484,600	

Total AC/HA:	0.16331	Total SF/SM:	7114	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	484,569	Spl Credit		Total:	484,600

EXTERIOR INFORMATION

Type:	05 - Garrison
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	1 - Drywall	
Sec Int Wall:		%
Partition:	N - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	50 %
Bsmnt Flr:	5 - Lino/Vinyl	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	1 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.33717275
Const Adj.:	0.83322537
Adj $ / SQ:	155.983
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	402442
Depreciation:	124757
Depreciated Total:	277685

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

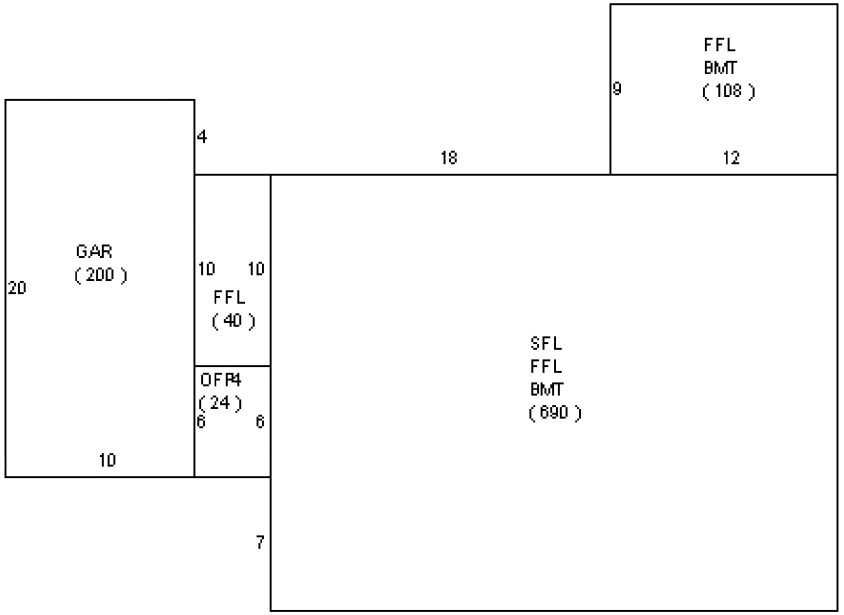
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.58
Special Features:	0	Val/Su Net:	108.90
Final Total:	277700	Val/Su SzAd	181.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	838	155.980	130,714
BMT	Basement	798	58.960	47,051
SFL	Second Floor	690	155.980	107,628
GAR	Garage	200	22.910	4,583
OFP	Open Porch	24	36.660	880

Net Sketched Area:		2,550	Total:		290,856
Size Ad	1528	Gross Area	2550	FinArea	1847

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: